

TRC Meeting Minutes

March 19, 2009

City Hall – Council Chambers 217 S. Main Street

TRC Members Present: Patrick Ritchie, David Phillips, Joe Morris, Preston Mitchell, Craig Powers, Jason Wilson, Lynn Hillard, Steve Weatherford, and Planning Board Representative – Craig Neuheardt

Guests Present: Ronnie Rollins, Eddie Hampton, and Patrick Iannelli

I. Meeting called to order by TRC Chair Joe Morris at 9:02 a.m.

II. Welcome Guests and Visitors

III. Adoption of the Agenda

- Agenda was revised to accommodate applicants present. Agenda adopted by acclamation.

IV. Group Development Review

- **G-18-06 Grand on Julian**
1310 Julian Road
TM-063 P-023

David Phillips introduced the submittal. The developer made a field change resulting in vinyl siding being the primary exterior façade of the buildings with brick as an accent. The previously approved plans indicated a primary exterior façade of brick with accent of vinyl. The architect of the site, Mr. Patrick Iannelli was present and stated that the change was due to economics. Staff noted that under the previous zoning code, building design guidelines were not established.

Action Taken: David Phillips made a motion recommending the submittal be presented to Planning Board for review. Preston Mitchell seconded the motion. All were in favor.

V. Land Development Ordinance Review

- **LDOTA-06-2009 Sidewalk Requirements**

Patrick Ritchie excused himself from the review due to a conflict of interest. Preston Mitchell introduced the submittal regarding the consideration of the sidewalk requirements for infill lots. The previous zoning code only required sidewalks in the development of subdivisions and commercial properties, but not infill lots for residential use. Several developers have expressed their concerns of this requirement.

Joe Morris offered the guests an opportunity to speak. Ronnie Rollins spoke about his project on Maxwell Street. He stated he did a self-imposed survey of Maxwell Street and determined there is very little pedestrian traffic. He said he completely understands the desires of Council for sidewalks. However, this requirement is cost prohibitive. His lot would be the only lot on that street with a sidewalk as all of the other lots were already built out. Mr. Rollins is requesting an amendment of the sidewalk requirement in the LDO. Eddie Hampton stated his comments would be the same as Mr. Rollins.

Staff had additional discussion regarding the intent of the LDO trying to meet Vision 2020. The infill provision was designed for new construction to equal or better the existing built out area.

Action Taken: Joe Morris made the motion to present an amendment to Planning Board and City Council to add to the Infill Provision for sidewalk requirements to be determined by measuring a 300 foot proximity to existing sidewalks. For corner lots, use the same block face for both street fronts for comparison. Preston Mitchell seconded the motion. All were in favor.

- **LDOTA-07-2009 Infill Subdivisions**

Preston Mitchell introduced infill subdivision dealing with lot widths. The idea again was for compatibility of what frontage width a lot needs to be in order to be compatible with the average lot width of the existing lots. The same 300 foot measuring system is currently being used. Using this system is causing some lots to come up 1 to 2 foot short of qualifying for subdivision.

Joe Morris stated this had resulted in complaints from property owners. Owners with larger lots are not happy with smaller lots and smaller homes affecting the value of their property. Developers want to be able to subdivide based on the average of lots within a neighborhood.

Staff discussed that the averaging tool being changed can be both beneficial and detrimental. It could actually require lots to be larger in some cases and yet even smaller in lots in other cases.

Developer, Eddie Hampton stated the area of God Hill Drive is a convenient and affordable area for residents. The previous zoning code allowed for 60 foot lot widths for single family and 70 foot for duplexes. The current code causing 100 foot lots not qualifying for subdivision is a waste to only allow one house to be built on.

After additional discussion, Staff decided to present the case to the Planning board and request they send the item to Committee for additional investigation.

- **LDOATA-08-2009 Canopy Lighting**

Preston Mitchell introduced the discussion related to fuel stations and the maximum and minimum under canopy lighting requirements. Joe Morris stated there had been discussion with the consultant for IENS. The standards they have in place are not sufficient for fuel stations in regards to safety.

Action Taken: Joe Morris made a motion that the standard for recessed fixtures be retained but amend to allow a maximum of 50 foot candles under the canopy and stay with a 1 foot candle at the edge of the property to be measured at grade. Lynn Hillard seconded the motion. All were in favor.

- **LDOTA-09-2009 TRC Set-up**

Preston Mitchell will be revising Chapter 14 regarding title changes and organizational changes. Clarifications will be forthcoming.

- **CD-5-04-2008 Competitive Sports**

Preston Mitchell introduced the submittal requesting the ability to phase construction. No other changes are being submitted. The developer would like to build the front half in Phase 1 and the rear half for Phase 2.

Action Taken: Preston Mitchell made the motion to recommend approval of the CD for phased construction as submitted. David Phillips seconded the motion. All were in favor.

- **Other Board Business**

David Phillips proposed the question that if the sidewalk requirement amendment is accepted by Council, will we refund the fees already paid in lieu of? Staff recommended presenting to Council that refunds be issued to those who have paid in lieu of on the infill lots.

- **Adjourned at 10:16 a.m.**